

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: DESIGNATION OF REDEVELOPER FOR RE-USE PARCEL 37B IN
THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for Loan and Grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and Federal Laws; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed, sex or national origin; and

WHEREAS, the Authority has previously authorized negotiations with Ace Baking Company, Inc. as Redeveloper of Parcel 37B in said renewal area.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

1. Ace Baking Company, Inc. be and hereby is designated as developer for the South End Disposition Parcel 37B, subject to approval by the Authority of the Final Plans and Specifications, publication of public disclosure information, issuance of approvals required by the Housing Act of 1949, as amended, and approval of a land price by the Authority and HUD for those portions of Parcel 37B which are not presently owned by said redeveloper.
2. Disposition of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
3. It is hereby determined that the said redeveloper possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the project area.

4. The Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement between the Authority as Seller, and Ace Baking Company, Inc. as Buyer, providing for conveyance by the Authority of that portion of Disposition Parcel 37B in the South End Urban Renewal Area which is not already owned by said redeveloper, for a consideration to be determined by the Authority, subject to Federal concurrence, following two independent re-use appraisals; that the Director is further authorized, subject, however, to Authority approval of the Final Plans and Specifications, and to submission of satisfactory evidence of financial commitments, to execute and deliver a deed conveying said portion of said parcel, pursuant to such Agreement; and that the execution and delivery by the Director of such Agreement and Deed, to which a Certificate of this Resolution is attached, shall be conclusive evidence that the form, terms, and provisions thereof are by the Director deemed proper and in the best interest of the Authority.

5. The Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended.



PARCEL 37A CAPITOL TIRE & 37B ACE BAKERY

PROJECT AREA: SOUTH END R56
drawn by: T. WHITE
scale: 1"=40'
date: MAY 4, 1969



May 7, 1969

M E M O R A N D U M

TO: Boston Redevelopment Authority

FROM: Hale Champion, Director

SUBJECT: South End Urban Renewal Project, Mass. R-56
Disposition - Parcel 37B; Ace Baking Company, Inc.

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SUMMARY: 1. Designation of Ace Baking Company, Inc., as Developer of Parcel 37B; 2. Approval of Preliminary New Development Plans; 3. Authorization to Enter into Disposition Agreement with Ace Baking Company, Inc.

On May 23, 1968, the Board voted that Parcel 37 be subdivided into Parcels 37A and 37B and that Ace Baking Company, Inc., be tentatively designated as developer of Parcel 37B, consisting of approximately 2,500 square feet. Ace proposes to build an extension of its existing bakery premises and to rehabilitate its existing premises.

Ace has submitted preliminary plans for a new development on Parcel 37B and for rehabilitation of its existing building. The preliminary plans have been reviewed by the Authority's design staff and are submitted for approval.

I recommend that the Authority designate Ace Baking Company, Inc., as developer of Parcel 37B, approve Ace's preliminary plans for new development, and authorize entering into a Disposition Agreement with Ace.

An appropriate vote follows and a resolution is attached.

VOTED: That the Authority hereby approves the preliminary plans of Ace Baking Company, Inc., prepared by Fred Lenox Associates, dated June 18, 1968, and April 16, 1969, for new development on Parcel 37B and rehabilitation of its existing premises, subject to staff comments.